

**TOWN OF BIG FLATS
ZONING BOARD OF APPEALS
MEETING MINUTES**

APRIL 26, 2016

Town Hall
Meeting Room
7:00pm

Members Present: Don Williams, Dave Robbins, Dick Seely, Diane Lantz

Members Absent: Heather Hanson

Staff Present: Tim Gilbert, Brenda Belmonte

Guests: James Reazor, David R. Adams, Jerome Wozniak

Minutes

December 22, 2016

Motion by Robbins, seconded by Seely, to approve the minutes of December 22, 2015, Discussion, None, Motion Carries 4-0.

RESOLUTION ZBA-13-2016

**Brown – Area (Height) Variance/ Set Public Hearing
Tax Parcel #57.03-2-19**

Resolution by: Seely
Seconded by: Robbins

WHEREAS, the Town of Big Flats Zoning Board of Appeals received a request for an Area Variance (height) on March 18, 2016; and

WHEREAS, the Town of Big Flats Planning Board forwarded the referral to the Town of Big Flats Zoning Board of Appeals for their determination with a favorable recommendation; and

WHEREAS, the Town of Big Flats Planning Staff provided a staff report dated March 29, 2016; and

WHEREAS, the proposed action is an Unlisted action pursuant to SEQR 6 NYCRR Part 617 and the Zoning Board of the Town of Big Flats has referred to the Chemung County Planning Board as an involved agency; and

NOW THEREFORE BE IT RESOLVED, this board hereby schedules a public hearing to be held on Tuesday May 24, 2016;

FURTHER RESOLVED, this board shall consider the Area Variance Request by Wozniak Engineering to provide 5'ft 6" in. relief from BFZL 17.16.020(A)(1), Maximum Allowable Height 35' feet to allow a small 10'x16' portion of the home to protrude to 43' feet.

Dated: Tuesday, April 26, 2016
BIG FLATS, NEW YORK

By order of the Zoning Board of Appeals of the Town of Big Flats
Don Williams
Chairman, Zoning Board of Appeals

Jerome Wozniak, engineer for the applicant, explained that the proposal is to restore the home to its original design which will include reconstructing the cupola. Maximum allowable height is 35ft – this structure will reach 43ft.

Williams feels, if the variance is granted, it should be noted that it is due to the fact that the house is being restored to its original design.

Robbins asked if FAA approval was required; Wozniak stated that the application process is under way.

RESOLUTION ZBA-14-2016
DeMets – Area (Height) Variance/ Set Public Hearing
Tax Parcel #67.01-1-61

Resolution by: Lantz
Seconded by: Robbins

WHEREAS, the Town of Big Flats Zoning Board of Appeals received a request for a height area Variance (area variance #1) and relief from maximum lot coverage (area variance #2) on March 18, 2016; and

WHEREAS, the Town of Big Flats Planning Board forwarded the referral to the Town of Big Flats Zoning Board of Appeals for their determination with a favorable recommendation; and

WHEREAS, the Town of Big Flats Planning Staff recommends FAA review and approval as a reasonable condition; and

WHEREAS, the proposed action is an Unlisted action pursuant to SEQR 6 NYCRR Part 617 and the Zoning Board of the Town of Big Flats has referred to the Chemung County Planning Board as an involved agency; and

NOW THEREFORE BE IT RESOLVED, this board hereby schedules a public hearing to be held on Tuesday May 24, 2016;

FURTHER RESOLVED, this board shall consider the Area Variances requested by Demets for relief from BFZL 17.16.020(A) (1), Maximum Allowable Height 35' (to 60ft) feet and maximum lot coverage relief to allow 70% rather than the 50% maximum allowed.

Dated: Tuesday, April 26, 2016
BIG FLATS, NEW YORK

By order of the Zoning Board of Appeals of the Town of Big Flats
Don Williams
Chairman, Zoning Board of Appeals

The *Height Variance* request is for 48ft to 60ft – maximum allowable is 40ft or 3 stories.
The *Area Variance* request is for 70% lot coverage – maximum allowable is 50%

Williams noted that FAA approval would be required; Adams stated they are in the process of applying.

David Adams reviewed the details for the proposed expansion. A silo (for storing ingredients) would be constructed on the east end of the building.

Motion by Robbins, seconded by Seely, to adjourn at 7:48, Discussion, None, Motion Carries 4-0.

Adjourned at 7:49pm